

Cloverlea Green for Life

Quality Features Phase 2

CHARMING EXTERIOR DETAILS

1. Purchasers to choose from pre-selected colour packages for exterior materials, which are architecturally controlled to provide a pleasing streetscape and which cannot be altered, except by builder as required, without notice. Builder will attempt to accommodate Purchaser's exterior selection (applies to detached homes only).
2. Exterior construction to include a combination of some or all of the following materials: HANSON clay brick ☺, maintenance-free ROYAL PLASTICS vinyl siding ☺ and decorative architectural features ☺. Where railings are necessary for grade conditions, color will coordinate with exterior color package. "All-brick" optional exterior is not available for all homes nor all exterior areas.
3. Aluminum soffit, fascia and eaves with downspouts ☺.
4. 25 year BILTMORE self-sealing asphalt shingles ☺.
5. Black exterior coach lamps on front elevation. Exterior lights at side, rear doors and at sliding glass doors, as per plan.
6. Driveway surfaced with crushed gravel with asphalt apron.
7. Lot & boulevard graded & sodded.
8. Concrete porch ☺ with pre-cast concrete steps ☺ at front & side entrances, or wood steps, if required. Rear entrance with pre-cast steps or wood deck and steps, as per grade. Deck size determined by grade, access requirements and plan.
9. Decorative dark street number(s) and mailbox.
10. Decorative dark metal grip set & deadbolt for front door.
11. Decorative sectional garage doors, as per plan ☺.

SUPERIOR QUALITY CONSTRUCTION

1. Wood and steel beam framing ☺ with sub-floors of 5/8" tongue & groove or better OSB sub-flooring, sanded, glued & screwed ☺.
2. STERLING TRUSS pre-engineered roof trusses ☺.
3. TEMBEC 3/8" or better OSB roof sheathing ☺.
4. 2"x6" exterior wall construction with dimensional studs ☺ & 7/16" OSB sheathing ☺.
5. 2"x6" interior walls to accommodate structural, vents, plumbing waste pipes & stacks and heating ducts. 2"x4" interior walls are used in certain areas.
6. 8 ft. interior finished ceiling height on detached and attached homes (9 ft optional on detached main floors). 8 ft. finished ceiling height with optional vaulted area, where applicable, on bungalows.
7. 2"x4" load bearing interior walls in basement, as per plan.

SUNFILLED WINDOWS & DECORATIVE DOORS

1. POLLARD ENERGYSTAR qualified "low E" argon gas, double pane insulated windows, with insulated spacers ☺. Vinyl casement or single hung windows c/w appropriate grill style for elevation on front. Grills may or may not be present on sides and rear elevations, as per plan. Vinyl horizontal windows on side and rear elevations, as per plan. Operable windows and sliding doors c/w screens & locks ☺.
2. POLLARD ENERGYSTAR qualified "low E" argon gas double pane insulated vinyl exterior 6'0" or 8'0" sliding glass doors ☺, as per plan.
3. POLLARD embossed steel clad insulated entry doors ☺ c/w weather stripping and deadbolt lock, and/or windows as per elevation.
4. POLLARD embossed steel clad insulated door ☺ from garage to home, as per plan and as allowed by grade. Where not installable, there will be no further obligation.

WATER SAVING PLUMBING

1. AMERICAN STANDARD steel tub and ceramic tile enclosure to ceiling w/ water resistant drywall ☺, c/w MOEN single lever pressure balance faucet, MOEN water-efficient showerhead ☺ & shower curtain rod.
2. MIROLIN fiberglass shower stall, as per plan, with cap, c/w single lever pressure balanced faucet, water-efficient showerhead ☺ & shower curtain rod. Where a standard one-piece fiberglass shower stall cannot be used, the enclosure will be in ceramic tile including ceiling.
3. AMERICAN STANDARD white water-efficient toilets ☺.

4. AMERICAN STANDARD white oval vanity sinks c/w MOEN water-efficient single lever faucet ☺ & pop-up drain.
5. MIROLIN white pedestal sink c/w MOEN water-efficient single lever faucet ☺ in powder room, as per plan.
6. Two exterior hose bibs, in front of home or garage, and in rear of home, as per plan.
7. ENERGYSTAR qualified rental gas-fired hot water tank ☺.
8. Sump pump attached to weeping tile ☺.
9. 3 pc. rough-in plumbing in basement, as per plan.

ENERGY SAVING HEATING AND COOLING FEATURES

1. ENERGYSTAR qualified CARRIER 92% high efficiency gas furnace c/w programmable thermostat ☺.
2. Ductwork for future air conditioning.
3. Cold air returns in living areas, as required.
4. OWENS CORNING ENERGYSTAR nominal R40 blown-in insulation in attic ☺.
5. OWENS CORNING nominal R22 ENERGYSTAR Qualified insulation in exterior walls ☺.
6. OWENS CORNING ENERGYSTAR nominal R12 "full-height" basement insulation wrap ☺.
7. OWENS CORNING ENERGYSTAR R31 insulation in garage ceilings, where applicable ☺.
8. Foam insulation around exterior doors and windows ☺.
9. TYVEK house wrap over applicable exterior areas ☺.

ELECTRICAL

1. 100 amps electrical service with circuit breakers.
2. 220-volt outlet for stove.
3. 220-volt outlet for dryer.
4. Two (2) weatherproof exterior electrical outlets, one each at front and rear of home.
5. Outlets in bathrooms on GFI circuit.
6. Smoke detector with electrical connection on all floors.
7. Carbon monoxide detector located on highest floor.
8. Ceiling light fixtures in finished areas including bedrooms, hallways, dining room, kitchen & breakfast nook, family room, walk-in closets and laundry room (if located on main or second floor). Strip lighting in bathroom(s) and powder room.
9. Energy efficient light bulbs, compact fluorescent and/or low voltage incandescent, as required in Builder's view ☺.
10. Heavy-duty copper electrical wiring throughout the home.
11. White decora switches and white traditional receptacles throughout the home.
12. Switched outlet in living room.
13. Wall and ceiling receptacle and ceiling light in garage, as per plan.
14. Electrical outlet for fridge.
15. Above counter outlets for small appliances, as per plan.
16. Five telephone rough-ins.
17. Two TV combo rough-ins, CAT-5/cable as applicable.
18. Bell chime at front door.
19. Power Monitor ☺, battery operated.

IMPROVED INDOOR AIR QUALITY FOR YOUR FAMILY

1. Low VOC paint on interior walls and ceilings ☺.
2. Low VOC semi-gloss paint on trim and doors ☺.
3. VANE Heat Recovery Ventilation (HRV) unit, ducted to bathrooms, and laundry, if applicable ☺.
4. White kitchen range hood, ducted to exterior ☺.
5. When a choice is available, low VOC adhesives, caulks, sealants etc will be utilized as much as possible ☺.

LUXURIOUS BATHROOM FINISHES

1. Mirrors as specified in Interior Style package chosen. Ceramic paper holder and towel rod in bathrooms and powder room.
2. Grab-bar rough-ins, where applicable.
3. OAKDALE custom vanities in main and ensuite washrooms (Purchaser's choice from Builder's standard samples).
4. AMERICAN STANDARD pedestal sink in powder room with MOEN water-efficient faucet ☺, as per plan.

CUSTOMIZED INTERIOR FINISHES TO ENHANCE YOUR HOME




1. Interior passage doors and closet doors, as per plan, as specified in Interior Style package chosen.

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2. Interior hardware, with privacy sets on all bathrooms, as specified in Interior Style package chosen.
3. Door and window casing, certain archways and baseboard  in all finished areas, as specified in Interior Style package chosen.
4. Quarter round trim in floor areas covered with ceramic tile and hardwood, if required, as per plan.
6. Urethane finish on oak railings and pickets.
5. All finished ceilings and walls drywalled, c/w texture spray and border . Smooth ceilings in bathrooms, kitchen and laundry.
6. Carpet covered stairs, as per plan. Natural finish oak handrail, oak pickets & oak nosing on stairs, as per plan.
7. Ventilated closet wire shelving, as per plan .
8. ICI exterior paints, where applicable.
9. Swing front entry closet doors, as per plan.
10. Drywall columns c/w trim, as per plan.
11. Recycling center for two municipal recycling bins in attached garage, as per plan .
12. Direct vent gas fireplace and surround (choice from Builder's standard selection), as per plan.





GOURMET KITCHENS

1. OAKDALE custom kitchen cabinetry c/w laminate countertop. (Purchaser's choice from Builder's standard samples.)
2. Cabinet space for future dishwasher .
3. Handles and knobs (Purchaser's choice from Builder's standard samples).
4. KINDRED double stainless steel kitchen sink c/w ledge back, spillway & MOEN water conserving single lever faucet .
5. Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher . Hook up not included.


LAUNDRY ROOM FINISHES

1. Dryer vent ducted to exterior (incl. exterior cover) .
2. Hot and cold water supply and grey water discharge pipe in laundry area with built-into wall fiberglass housing.


CUSTOMIZE YOU HOME WITH EXQUISITE FLOORING

1. Ceramic floor tiles  with low VOC coating underlay  and low VOC grout  in foyer, kitchen, breakfast, finished bathrooms, powder room and finished laundry area (Purchaser's choice from Builder's standard samples).
2. 35 oz. broadloom c/w low VOC quality underpad  in balance of finished areas including stairs (Purchaser's choice




THE SMALL PRINT...

In an effort to build a superior product, in terms of livability, structure & energy efficiency, Mason Homes reserves the right to alter dimensions, areas, footage, location of doors, windows, etc., and to operate within allowable TARION and OBC parameters. Specifications, terms and conditions are subject to change without notice. Substitute materials and fixtures of comparable or better value are allowable at Builder's discretion. The Vendor offers an extensive array of optional items and upgrades, at an additional cost. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and Design Studio may vary from those displayed and those available at time of colour selection. Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping or both considered to be within acceptable industry standards. The Purchaser shall have the right to choose the style or colour of an item, where a choice exists, from the Vendor's samples. However, the Purchaser agrees that if he/she fails to select within fourteen (14) days of being given notice by the Vendor or his agent, then the Vendor may proceed with his selection and the Purchaser will deem to have accepted such selection. Furnace and hot water tank locations are subject to change without notice. Some glazing on exterior renderings may be decorative glass and not see-through as per plan. The Purchaser acknowledges that the Vendor's sales office has been decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims and demands for, upon or by reason of any damages, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorization expressed or implied by the Vendor. The Purchaser agrees to pay, as an adjustment on closing, an administrative charge of \$50.00 plus interest (if applicable) on any cheque returned to the Vendor NSF. The Purchaser hereby acknowledges that the Vendor may, due to the location of the services to the building lot and/or street appeal and/or approved grading plans; place the above mentioned model on the above mentioned lot as a "mirror image plan" to the rendering posted in the sales office, or the model home viewed by the Purchaser. Purchaser shall have the right to select exterior cladding package (subject to architectural control), floor coverings, wall tiles, cabinets and countertops from the Vendor's standard samples, subject to timely availability from the Vendor's normal suppliers. All items specified "as per plan". Mason Homes reserves the right to substitute different brands of similar quality to those specified here dependent upon availability, pricing and selection. Purchaser acknowledges that, as per plan, some homes have optional one/two car garages in rear of yard, styles and construction of which are available upon request and not listed on this schedule.  Green for Life logo symbolizes an element of construction that, in the builder's opinion, constitutes an environmentally more sustainable process and/or product than conventional alternatives. Mason Homes builds in a method that we believe is more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future healthy benefits from our products nor construction methods. Items subject to change without notice. E.& O.E. May 14 2008


The Purchaser agrees to not enter any house during any stage of construction unless invited and accompanied by a Mason Homes Representative

from Builder's standard samples). Environmentally-friendly flooring options available as upgrades at Design Studio .

BASEMENT FINISHES

1. LAFARGE concrete basement walls  with damp-proofing, weeping tiles , and exterior drainage membrane .
2. Basement window wells may be required according to grade.
3. 2'x4' load bearing interior walls, as per plan.
4. Rough-in central vacuum system, one covered plate per floor minimum, pipes dropped to basement location.

ENJOY THE OUTDOORS WITH YOUR WALKOUT DECK PACKAGE (If Applicable)

1. Stepped down brick on side elevations, if applicable.
2. Larger rear elevation basement windows , where applicable; number of windows, as per plan.
3. 6'-0" or 8'-0" as per plan sliding glass door from main floor onto 8' x 10' pressure treated wood deck, (size subject to change without notification due to zoning setbacks), with light. Stairs priced separately.

WALKOUT BASEMENT PACKAGE (If Applicable)

4. Stepped down brick on side elevations, if applicable.
5. Larger rear elevation basement windows, where applicable; number of windows, as per plan.
6. 6'-0" or 8'-0" as per plan sliding glass door for basement walkout.
7. 6'-0" or 8'-0" as per plan sliding glass door from main floor onto 8' x 10' pressure treated wood deck, (size subject to change without notification due to zoning setbacks), with light.. Stairs priced separately.
8. Exterior GFI plug, light & switch at walkout.

FOR YOUR PEACE OF MIND

1. Mason Homes has earned a reputation of delivering excellent value to our customers, we consistently exceed their expectations. Mason Homes has earned the highest rating from TARION, and all homes come with the seven-year warranty from TARION, at Purchaser's expense.
 - 7 Years – Major structural
 - 2 Years – Plumbing, heating, electrical systems, and building envelope.
 - 1 Year – Parts & Service Warranty, compliance with Ontario Building Code
2. Legal property survey provided on closing.
3. Quality customer care and after sales program.